

TABLE 21D (see Figure 21A for corresponding site numbers)
PROFILE OF OPPORTUNITY SITES

Site	Approximate Land Area (SF)	No. of Parcels	No. of Owners	Site Description	Existing Uses	Potential Uses	Potential Development (Building SF or Units)	Comments
1	110,000	6	6	Full block	Surface parking lot and open space	In combination with Site #2, hotel and convention center expansion	Potentially 200 to 300 rooms (for a district total of approx. 730 to 830); potentially 30,000 to 50,000 SF of meeting space (for a total of approx. 80,000 to 100,000)	Opening Main Street between 2nd and 5th to improve linkages between Downtown Core and North Main Street/Market Street Gateway districts; opportunities for shared parking among visitor uses. Development would occur only in conjunction with larger development.
2	100,000	11	10	Full block	Surface parking lot and open space	In combination with Site #1, hotel and convention center expansion	Same as Site #1	Same as Site #1
3*	60,000	5	1	Half block owned by Redevelopment Agency (parking lot #37); plus alley	Surface parking lot	Suitable for either: (1) multiplex cinema; or (2) residential with public parking	12- to 16-screen cinema or 50 to 80 Type V apartments with parking structure	Horton 4th Avenue Apts. at Horton Plaza (downtown San Diego) is an example of apartments combined with parking garage
4a	Approx. 200 ft. frontage by 50 ft. depth, or say 10,000 SF	2	1	Main St. frontage of two parcels owned by Redevelopment Agency	Frontage property is vacant and fenced; adjoins Mission Inn garage	Specialty retail and/or restaurant uses in new buildings to block garage	Approx. 6,000 to 8,000 SF	Redevelopment Agency and Mission Inn should address long-term solutions to allow additional development or architectural enhancement on garage site
4b	Approx. 330 ft. frontage by 50 ft. depth, or say 15,000 SF	1	1	Orange Street frontage of parking structure.	Parking structure.	Retail and/or restaurant uses along garage edge on Orange Avenue	Approx. 7,500 SF	Small assortment of retail, eating & drinking, and service uses required to activate street frontage
5a	24,000	2	1	Fox Theatre	Historic Fox Theatre, approx. 1,350 seats/45,000 SF	Fox Theatre suitable for entertainment venue(s); office and retail on frontage portion of building	Fox Theatre as a 900 to 1,200 seat venue	Examples include the proposed renovation of Balboa Theatre in San Diego's Gaslamp Quarter. Performing arts centers (PACs) generally are not self-supporting, often requiring substantial operating and capital subsidies.
5b	86,000	7	5	Remaining portion of Fox Theatre block	Warehouse buildings, automotive/industrial uses	Mixed-use; residential, office and retail, parking	Approx. 30 to 40 units low-rise residential on NWC corner of block; plus approx. 100,000 to 125,000 SF commercial or 60 to 100 units Type V residential on balance	Mixed uses on the block could be supported by district-wide shared parking
6*	110,000	8	5	Strategically located full block, with frontage on Market, Mission Inn, and Main; plus alley	Parking lot; historic commercial buildings; vacant parcel on Main St. Mall; Stadler building	Major activity generator(s), such as entertainment, retail, or restaurant use(s)	Preserve existing commercial buildings on Main and Mission Inn (approx. 50% site coverage); plus approx. 100,000 to 130,000 SF commercial or 70 to 110 units residential (new construction on vacant footprint)	Key site identified in "Downtown Riverside Retail Entertainment Strategy and Action Plan" (KMA, 1999); parking should be accommodated off-site in order to maximize use of site

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7*	Approx. 130 ft. frontage x say 20-30 ft. depth, or say 2,500 - 4,000 SF	6	1	Portion of block owned by City/Agency/Parking Authority; leased to State	California Tower I with parking structure	Retail frontage in garage edge along Mission Inn Avenue	Approx. 2,500 SF	Small assortment of retail, eating & drinking, and service uses required to activate street frontage
8*	30,000	3	2	Under-utilized Main Street Mall frontage;	Imperial Hardware building (39,000 SF/2 stories) on Main St. Mall; surface parking at NEC University & Main	In-fill development of specialty retail and/or restaurant uses	Adaptive re-use of Imperial Hardware building (39,000 SF); plus new construction on vacant lots, 25,000 to 35,000 SF commercial or 15 to 25 units residential	Key opportunity to enhance continuity of Main Street Mall; priority site identified in 1999 KMA study. Block sought by State for California Tower II (100,000-120,000 SF)
9	110,000	5	2	Full block; 3/4 owned by City and Parking Authority; plus alley	Fire station, historic YMCA building, surface parking lots	Mixed-use development comprising activity generators such as specialty retail, and/or eating & drinking uses; parking; and, possibly, residential or office component	Preserve 24,000-SF historic YMCA building, plus: 12- to 16-screen cinema; 125,000 to 175,000 SF commercial; or 90 to 130 units residential	A unique site in Downtown. Potential "gateway" site for entryway from 91 freeway; opportunity to provide linkages between Main St. Mall and the Market Place District
10	60,000	6	4	Freeway frontage half block	Mortuary, Econo Lube & Tune, Pizza Hut, Arts Bar & Grill, surface parking	Freeway-visible retail/restaurant uses as "gateway" to downtown; potential adaptive re-use of mortuary as restaurant	Adaptive re-use of 6,000-SF mortuary building; replace other uses with one new pad restaurant	Development required at northeast corner of 91 freeway and Mission Inn (potential hotel site, say 80-100 rooms) in order to strengthen linkages across freeway
11*	30,000	3	3	Under-utilized Main Street Mall frontage	Rouse Department Store building on Main St. Mall (45,000 SF/2 stories); surface parking lot at NEC 9th & Main	UCR arts center featuring video production facilities, performance studios, and a 250-seat theatre. In-fill development of specialty retail and/or restaurant uses.	Adaptive re-use of Rouse Department Store building (45,000 SF) by UCR; plus new construction on balance, say 35,000 to 45,000 SF commercial or 20 to 35 units residential on balance of site.	Key opportunity to enhance continuity of Main Street Mall; priority site identified in 1999 KMA study; City should consider opening 9th Street as a "slow" street for through traffic
12a	60,000	6	5	Half block	vacant land; surface parking lot	Office development plus supporting parking	Approx. 120,000 to 180,000 SF	Office parking can serve joint purpose, i.e., nighttime entertainment/retail uses
12b	30,000	1	1	Portion of U.S. Post Office parcel	Post office parking lot	Potential for shared parking use to support development on Site #12a	Structured parking	Requires cooperative agreement with U.S. Post Office
13	42,767	3	2	Full block	Vacant early 20th Century auto dealership building, parking lot	Retail/entertainment or office development	20,000 SF building could be used as a large nightclub, or could be divided into 10 to 15 boutique office spaces for small professional users.	Parcel where building is located and adjacent parcel are privately owned. The third parcel, currently used for parking, is owned by the County of Riverside. The County parcel would have to be acquired to provide sufficient parking for either use.